



£410,000
Leasehold

48 Garnier Drive, Bishopstoke Park

Eastleigh, Hampshire SO50 6HE



Quick View

	2 Bedrooms		No Garage
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating C
	Unallocated Residents' Parking		Council Tax Band C

Reasons to View

- Positioned within the main building at Bishopstoke Park, this first-floor apartment enjoys a prime front-facing aspect overlooking the croquet lawn and the historic The Mount.
- A south-facing balcony provides a lovely sunny spot to sit out and take in the beautifully kept grounds.
- Two double bedrooms, both with built-in wardrobes and en-suites, offering flexibility and privacy for owners and guests alike.
- The en-suites offer the best of both worlds – one with a walk-in bath with shower over, the other with a step-free shower, ideal for differing mobility needs or personal preference.
- A generous kitchen/dining space with cream gloss units and room for a table and chairs, perfect for more relaxed, everyday dining.
- Recently redecorated, meaning the apartment is fresh, neutral and ready to move straight into.

Description

Located on the first floor of the main building at Bishopstoke Park, this well-positioned two-bedroom apartment combines practical living with a lovely outlook over the communal grounds. A spacious entrance hall welcomes you in and immediately sets the tone, with built-in storage providing that all-important space to keep things neatly tucked away.

The sitting room is well-proportioned and enjoys plenty of natural light, with doors opening onto the south-facing balcony – an ideal place to enjoy a morning coffee or simply watch the activity on the croquet lawn, with the backdrop of The Mount beyond. Double doors open to the kitchen is a real feature here, which can easily accommodate a table and chairs for informal dining. Fitted with cream gloss units and integrated appliances, it offers a clean, practical space that works well day-to-day. Both bedrooms are generous doubles, each benefitting from built-in wardrobes and their own en-suite facilities. The main bedroom features an en-suite with a walk-in bath and shower over, while the second bedroom enjoys a step-free shower room – a thoughtful layout that gives flexibility depending on lifestyle or future needs. Bedroom two also has a pleasant outlook towards the woodland to the side of the building and, being on the top floor has a part sloping ceiling which adds a touch of character. Having been recently redecorated, the apartment is presented in a fresh, neutral condition, ready for a new owner to move straight in and enjoy. With lift access to all floors, it also remains easily accessible despite its elevated position.

Exclusively for those aged 65 and over, Bishopstoke Park offers a sociable village lifestyle with first-class amenities on the doorstep: restaurant and bar, wellness centre with pool, sauna, steam room and gym, hair salon, village shop, library and beautifully landscaped grounds with woodland walks. Flexible care and housekeeping packages are available should your needs change over time.

Other Information

There is an age restriction at this development, at least one of the residents must be over 65 years of age. Lease: 125 years from 1st Jan 2015 (approx. 114 years remaining) We are advised that the annual ground rent is £500.00 (doubling on each successive 25 years of the term). The service charge is £749.37 per month for the financial year 01/04/26– 31/03/27. Anchor selects utilities centrally for the benefit of all residents. Residents receive a monthly statement showing their metered consumption for water, heating and electricity and are payable by monthly direct debit. There is a deferred sinking fund contribution upon sale of 4% of the sale price. Bishopstoke Park is situated just 3 miles from Southampton Airport, and while this provides convenient access to travel, residents may occasionally notice some background aircraft noise. Un-allocated residents' parking is available.

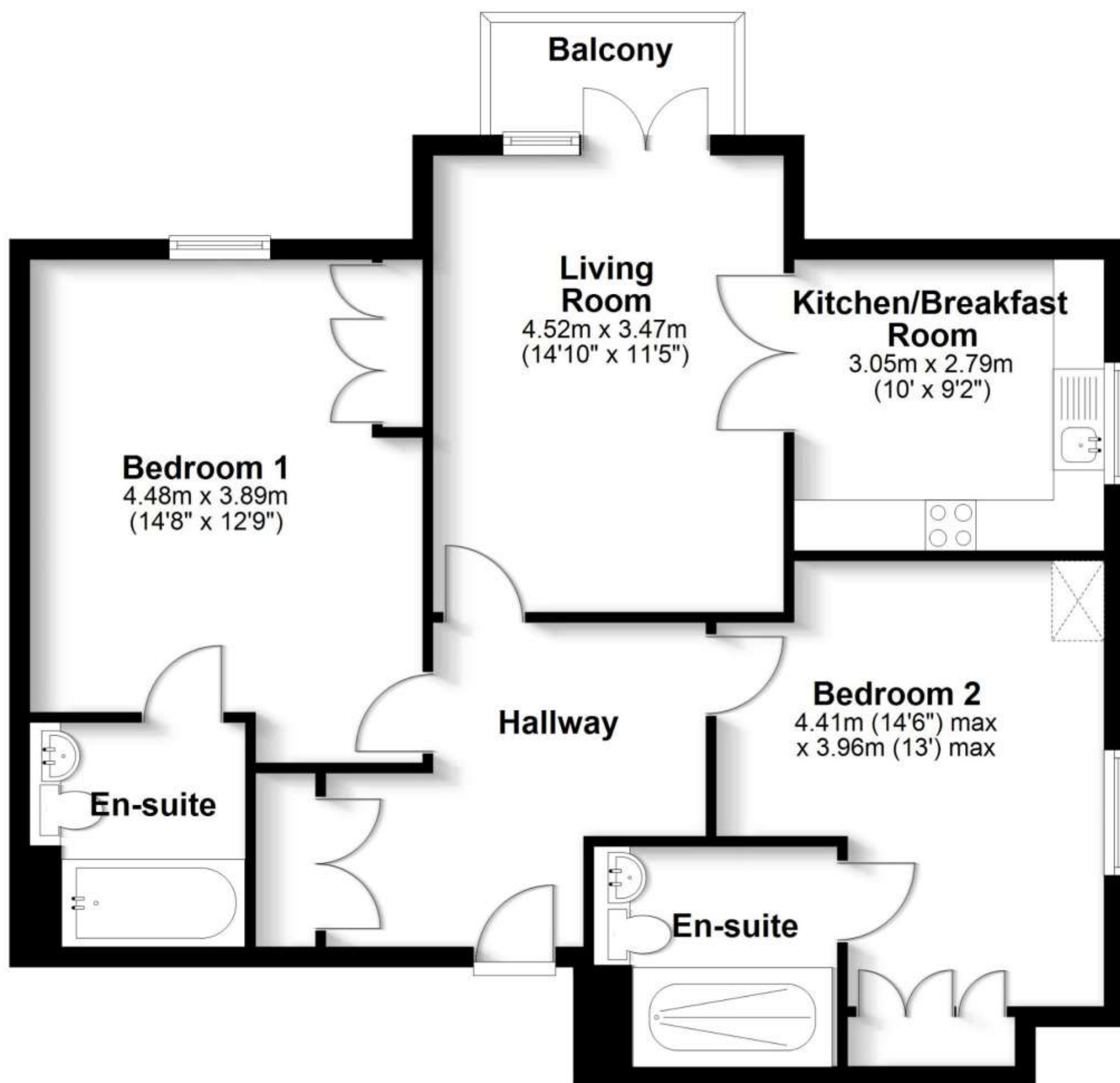
Directions

<https://what3words.com/cook.paused.doing>

48 Garnier Drive, Bishopstoke Park

First Floor

Approx. 80.9 sq. metres (870.9 sq. feet)
(excluding Balcony)



Total area: approx. 80.9 sq. metres (870.9 sq. feet)

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